

ABSOLUTE REAL ESTATE AUCTION

Location – Location - Location

14 Thomas St, Binghamton, NY 13901 (Chenango Bridge)

Thursday August 21, 2025 6:00PM

**Single Family Home In Nice Area, Location – Location – Location-
Selling For The Estate Of Florence Runyon**

Super Clean Ranch Home In A Great Area! 3 Bedrooms, 1 1/2 Baths, Finished Walk Out Basement, Large Living Room, Nice Kitchen w/ Connected Dining Area; Nice Hardwood Floors On Main Floor; 1-Car Garage In Basement. Home Is On A Full Foundation w/Mostly Being Finished. Home Is Very Clean And Has Had The Same Owner For Many Years. Home Is Blue Vinyl Sided. Home Is In A Great Area, w/Very Few Homes For Sale. Home Is Vacant! All On A Nice .44 Acre Lot. Tax Map ID # 095.18-1-16, Town Of Chenango, Broome County. **Must See This Clean Ranch Home, Suitable For Many Different Situations - In A Great Area!!; This Will Be A Live Auction That Will Be Held At The Property. Property Sells Absolute. To The Highest Bidder – Regardless Of Price!! Home Sold As-IS, Where-IS, How – Is, No Warranties Any Tests Wanted Or Needed Must Be Done Prior To Auction**

Open House On Real Estate: Friday, August 15, 4:30PM–6PM, Monday, August 18, 4:30PM–6PM Or Day Of Auction From 4:30PM Until Auction Time.

Terms On Real Estate: A 10% Buyers Premium Will Be Added To The Final Bid Price, The Total Becomes The Purchase Price. 15% Down Of Purchase Price Required Day Of Auction In Cash Or Good Check w/ Positive ID. Balance Due On Closing In 30 Days – Sells Subject To No Contingencies, Be Prepared. Guaranteed Good Financial Title To New Buyer w/No Liens Or Encumbrances. **For More Details & Pics Refer To Our Website at www.manasseauctions.com**



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